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CHARTERED SURVEYORS

TO LET



MODERN SINGLE STOREY WORKSHOP/STORAGE UNIT

1,516 sq. ft (141sq m)

UNIT 12 ENTERPRISE TRADING ESTATE, LEES STREET,
GORTON, MANCHESTER, M18 8QU

PROPERTY DESCRIPTION

The property is a single storey workshop/storage unit forming part of a terrace of similar properties. It is of steel frame construction with steel profile clad elevations and roof incorporating translucent panels supported on light steel trusses and affording a working height of some 17ft 6ins. The floor is of solid concrete and access is at the front via an electrically operated aluminum roller shutter door (10ft 3ins wide by 8ft 6ins high).

The unit provides an open clear working/storage space and there is a small, partitioned office within.

An inspection viewing is highly recommended.



PROPERTY LOCATION

The property is located on the popular and well-established Enterprise Trading Estate at Lees Steet in the Gorton district of Manchester approx. 3 miles north of Manchester city centre. The area is well established with several locally based industrial/manufacturing and commercial users.

The property is located just off Lees Street and forms part of a secure industrial development. Being very close to the main A635 Ashton Old Road and A57 Hyde Road the property is very easily accessible from Manchester city centre and the regional infrastructure, with the M60 Motorway being accessible close by.



INTERIOR PHOTO





SERVICES

We understand that all mains' services are available to the property including a 3-phase electricity supply.

Lighting is by roof mounted hanging strip fluorescent units and heating via a gas fired hot air blower.

ENERGY PERFORMANCE

Certificate available on request.

RATES

Rateable Value effective 1 April 2023: £7,300.

TERMS

The property is available under a new flexible lease for a term to be agreed.

Rent £12,500/annum, exclusive.

The Estate has a site service charge of £1,100 plus vat. Further details on application.

VIEWING

Following Sole Agent:

Mark Warburton Properties LLP

T: 0776 997 0244

E: mark@mwproperty.co.uk

FLOOR AREA

The property extends to a gross internal floor area of some 1,516 sq. ft

SUMMARY

- Clear workshop/storage space with high roofline
- Secure gated estate location
- 3 miles north

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